

STATE OF CONNECTICUT • COUNTY OF TOLLAND

INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE

TUESDAY, APRIL 6, 2010

REGULAR MEETING MINUTES

Members Present: P. Welti-Chmn, T. Adams, G. Feldman, J. Gerber, K. Heminway,
G. Magnuson, R. Stomberg, J. Wehr

Members Absent: G. Blanchette, L. Spielman, D. Stavens

Others Present: M. Beaulieu-MPN, G. Gillung and D. Wallace-Pinney House Committee

Call to Order

Chairman Peter Welti called the meeting to order at 7:00 PM.

Citizens Forum – None

Approval of Minutes of February 9, 2010

There was a change to a dollar figure at the bottom of page one in the second paragraph. It should read \$202,334 instead of \$202,234.

MOVED (FELDMAN) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES WITH THE CHANGE TO \$202,334 ON SECOND PARAGRAPH PAGE 1 OF MINUTES OF FEBRUARY 9, 2010.

Pinney House Restoration Project

Peter Welti told the committee that the roofing work is done, the furnace is running, the basement shoring is completed, and the masonry work on the ELL is completed. The windows will be in next week and the electrical trench is still left to be completed. Work will begin in the next few weeks on the outside painting and the cornices.

The State had denied the Town's original request to go under Route 286 with the electricity. Michele Beaulieu of Moser Pilon Nelson wrote them a letter outlining the Town's hardship and they have changed their denial to an approval so this will be happening.

There are five change orders to consider tonight.

The first is a credit of \$1,780 for the elimination of the liner in the flue for the back fireplace. This was supposed to be a working fireplace but the flue is not large enough to accept the metal pipe. Therefore the change order will be a credit for the work not being done. If in the future there are funds available, the fireplace will be rebuilt with a larger flue to accept the metal pipe.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ACCEPT THE CREDIT CHANGE ORDER OF \$1,780 FOR THE CHIMNEY.

Next is a change order to remove all the tree stumps and to add a 5 ft perimeter of stone around the building for drainage in an amount of \$3,840. The members agreed that the stumps should be removed. Gary Magnuson stated that there are about ten of them to be dug out. Katherine Heminway felt that they did not need to do a 5 ft stone perimeter and that 3 ft would be sufficient for drainage. She also suggested that round rock be used or something natural rather than a brick or white stone. All agreed with her and Peter Welti will see that it is done in accordance with the discussion.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE CHANGE ORDER FOR STUMP REMOVAL AND A STONE BORDER SUBJECT TO CHANGING THE BORDER TO 3 FT AROUND THE BUILDING AND STONE TO BE APPROVED BY THE PERMANENT BUILDING COMMITTEE CHAIRMAN IN AN AMOUNT NOT TO EXCEED \$3,840.

Next is a change order to put a temporary patch on the upstairs ceiling to cover any holes in the plaster that occurred during construction of the roof. The contractor has proposed this change and feels it would prevent heat loss. The proposed cost is \$1,625.

The feeling of the committee was that the ceiling is insulated and that sheetrock over the plastered ceiling would not add a lot of R-Value. Tom Adams suggested using blue board and plastering over it in the future. Michele Beaulieu of Moser Pilon Nelson stated that the lathe is damaged and at some point the plaster would have to be removed and the ceiling reconstructed. Gary Magnuson felt that the money saved from putting the sheetrock over the plaster would probably not pay for the change order. He felt there was not much benefit and could be done any time in the future. There was also the issue of walls being taken down for interior renovation and having to patch the sheetrock.

MOVED (ADAMS) SECONDED (WEHR) AND PASSED UNANIMOUSLY TO REJECT THE CHANGE ORDER FOR \$1,625 FOR REPAIR OF THE CEILING ON THE SECOND FLOOR. THIS WORK WILL NOT BE DONE.

The next change order is to change the cornice Fypon pieces from the pieces specified in the contract to ones that match the detail on the existing blocks. The ones specified in the contract are plain and smaller than the original ones. This change order is to custom reproduce the blocks to the same size and the dentil detail on the existing. The proposal including a credit for the old cornices totals \$3,440.

Discussion on this change order was that this is the last of the outside items on the building and money is available so it should be done. Deb Wallace from the Ad Hoc Pinney House Committee felt that this was an important part of the architecture. Gary Magnuson felt that the detail could be seen pretty clearly and that it will keep it historically correct. This was one of the items that Susan Chandler from the State commented on when she looked at the building.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ACCEPT THE CHANGE ORDER FOR THE CORNICE PIECES TOTALING \$3,440.

The last change order is for additional work needed to change the upstairs door that was to become a window. There is an additional charge for temporary shoring and scaffolding because this will have to be constructed from the outside. The jambs were damaged and the lintels were not there when they removed the door. This change order totals \$1,690. Tom Adams stated his concern regarding the additional charge for scaffolding and shoring. Peter Welti stated that it had to be done with staging by the contractor because of the height of the doorway.

MOVED (GERBER) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO ACCEPT CHANGE ORDER FOR THE UPSTAIRS DOOR TO BECOME A WINDOW IN THE AMOUNT OF \$1,690.

There were two applications for payment from General Builders.

The February application for payment in the amount of \$20,900 includes carpentry, electrical and work done on the ELL.

MOVED (HEMINWAY) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF THE FEBRUARY APPLICATION TO GENERAL BUILDERS IN THE AMOUNT OF \$20,900.

The March application for payment is in the amount of \$88,616 and includes masonry, roof and roof trusses, mechanical and electrical and change orders 2 and 3.

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF THE MARCH APPLICATION TO GENERAL BUILDERS IN THE AMOUNT OF \$88,616.

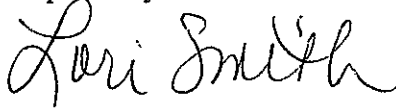
The question of the chimney painting was brought forth and Peter Welti stated that the mason suggested that they not be painted. Deb Wallace suggested that Peter Welti ask John Curtis his opinion on this. She stated that if there are funds available at the end of this phase of the project, the fence in front and the Pinney House sign should be put back in. She thought that Eric Santini may have the old sign. Michele Beaulieu noted that the staircase to the basement needs to be replaced.

Joe Wehr brought up the budget for the ongoing maintenance of the Pinney House. He stated that the Board of Finance has no interest in funding anything for the building. Peter Welti stated that they plan on keeping the heat at 45 degrees and will need to pay for electricity to run the

dehumidifier and fans. The Board of Selectmen reduced the budget to \$8,000 and Peter Welti feels that would be a reasonable figure.

MOVED (ADAMS) SECONDED (GERBER) AND PASSED TO ADJOURN THE MEETING AT 8:15 PM.

Respectfully submitted:

A handwritten signature in cursive script that reads "Lori Smith". The signature is written in black ink and is positioned below the text "Respectfully submitted:".

Lori Smith, Recording Secretary